068.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	733,600 /	733,600
USE VALUE:	733,600 /	733,600
ASSESSED:	733,600 /	733,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		GROVE ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RONAYNE BRENDAN R J
Owner 2:	
Owner 3:	
Street 1:	32 GROVE ST PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HORNE ESTHER P LIFE ESTATE -
Owner 2:	HORNE ROBERT B -
Street 1:	32 GROVE ST PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .225 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Wood Shingle Exterior and 1305 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9784.000	234,100		499,500	733,600
Total Card	0.225	234,100		499,500	733,600
Total Parcel	0.225	234,100		499,500	733,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 562.15 | /Parcel: 562.15

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	43553
GIS Ref	
GIS Ref	
Insp Date	10/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 068.0-0004-0001.0

!5873!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	234,100	0	9,784.	499,500	733,600		Year end	12/23/2021
2021	101	FV	226,400	0	9,784.	499,500	725,900		Year End Roll	12/10/2020
2020	101	FV	226,400	0	9,784.	499,500	725,900	725,900	Year End Roll	12/18/2019
2019	101	FV	194,300	0	9,784.	499,500	693,800	693,800	Year End Roll	1/3/2019
2018	101	FV	194,300	0	9,784.	335,400	529,700	529,700	Year End Roll	12/20/2017
2017	101	FV	194,300	0	9,784.	321,100	515,400	515,400	Year End Roll	1/3/2017
2016	101	FV	159,700	0	9,784.	292,500	452,200	452,200	Year End	1/4/2016
2015	101	FV	160,000	0	9,784.	235,500	395,500	395,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:54:32

LAST REV

Date	Time
02/12/19	12:35:03
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5873

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HORNE ESTHER P	1470-66		5/1/2015	Change>Sale	550,000	No	No		
HORNE ESTHER P,	1396-13		2/4/2011	Convenience	1	No	No		
	14633-005		1/1/1982			No	No		N

USER DEFINED

Prior Id # 1:	43553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2015	755	Manual	13,250		6/18/2015			Repair existing ba

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	TTL REFUSAL	BS	Barbara S
5/15/2009	Measured	372	PATRIOT
3/6/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	277	PATRIOT
8/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9784		Sq. Ft.	Site		0	70.	0.73	11									499,462						499,500	

Total AC/HA:	0.22461	Total SF/SM:	9784	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	499,462	Spl Credit		Total:	499,500

EXTERIOR INFORMATION

Type:	19 - Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	95959
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287632
Depreciation:	53500
Depreciated Total:	234133

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

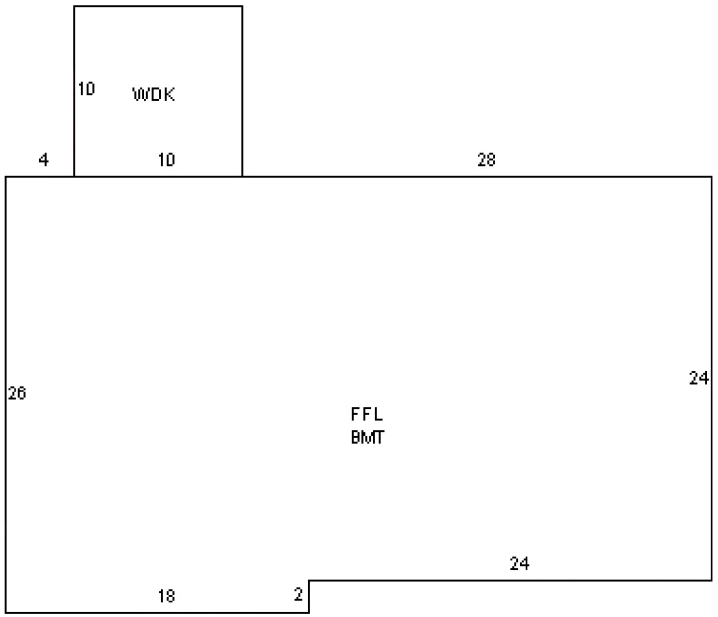
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	106.99
Final Total:	234100	Val/Su SzAd	224.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,044	47.080	49,148
FFL	First Floor	1,044	134.990	140,926
WDK	Deck	100	16.000	1,600

Net Sketched Area:	2,188			Total:	191,674
Size Ad	1044	Gross Area	2188	FinArea	1305

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

068.0-0004-0001.0